



**City of Radford Planning Commission Agenda
February 17, 2016 at 5:30 p.m.
10 Robertson St., Radford, VA**

5:30 – Regular Meeting

Call to order by the Chairperson

Roll Call

Determination of a quorum

Approval of Agenda

Approval of Minutes: January 4, 2016
January 20, 2016 meeting cancelled due to inclement weather

Staff Reports

Public Addresses

Old Business: Discussion

1. Comprehensive Plan Update

New Business: None

Planning Commission Member Comments

Adjournment

***Future Meetings:
Monday, March 21, 2016
Monday, April 18, 2016***

**Radford Planning Commission
Monday, January 4, 2016
Municipal Building**

Members Present: Mr. Gilmore, Mr. Nicholson, Dr. Pearce, Mr. Shelor, Mr. Watson and Mr. Howard

Absent – Mr. Armentrout

Others Present: Melissa Skelton, City Staff

Mr. Howard called the meeting to order at 5:35 P.M. A quorum was present.

Mr. Howard approved the agenda as presented, subject to changing the date to the actual meeting date of January 4.

Note that the next two meetings will be on Wednesdays.

Approval of Minutes:

September 21, 2015

Minutes were recommended for approval by Mr. Watson, seconded by Mr. Nicholson. All approved except Dr. Pearce, who was absent and abstained.

Voting Yes: Mr. Gilmore, Mr. Nicholson, Mr. Shelor, Mr. Watson, Mr. Howard

Voting No:

Abstain: Dr. Pearce

October 19, 2015

A motion was made by Mr. Nicholson, seconded by Mr. Watson, to approve the minutes as presented.

Voting Yes: Mr. Nicholson, Mr. Watson, Mr. Howard

Voting No:

Abstain: Mr. Shelor, Mr. Gilmore, and Dr. Pearce were absent and abstained. Only Mr. Nicholson and Mr. Watson and Mr. Howard were present, so we must delay approval until next meeting when Mr. Armentrout is present.

Staff Report:

Ms. Skelton notified the commission that there will be a request at the next meeting for a special use permit for second story development. Council has had both first and second readings, with a 3-2 vote on the first reading and a 2-2 vote on the second reading (revised to 3-2 on a re-vote when all five council members were present) to approve the zoning ordinance as presented to allow such development. A housing study has been proposed and is awaiting Mr. Chandler's findings. The housing study would help to shed light on the issue of residential development, but it will not be ready in time to inform the upcoming decision.

A draft of the Comprehensive plan has been promised by the NRVRC by January 13. The planning commission has requested a timeline for completion. Ms. Skelton plans to submit the draft to the planning commission when it is received. Commission members can request a paper copy if preferred. The NRVRC will also be presenting a plan for public input upon which we can comment.

Public Address:

None present.

Old Business:

Microbrews: Staff shared that they are still working with City Attorney in regards to an Ordinance. A memo is being prepared on this issue for Planning Commission Review.

Commissioners agreed that we need to be able to address this issue promptly to attract interested parties to invest in the City. Presently there is some question as to whether this type of business falls under manufacturing or not, and whether a special use permit is required. We need to position ourselves to be able to attract relevant interests if they present themselves.

NEW BUSINESS

SUBJECT: Subdivision Request – Zheng Feng

SUMMARY: A proposal has been submitted to the planning office for the re-subdivision of 11 Hickory Road. The property owner is proposing to subdivide this 1.909 acre lot into 5 lots. The property is Zoned R-1, Single-family residential.

Discussion of the commission included concerns that this will change the face of the neighborhood. However, the property is zoned R-1 which is the lowest density zoning we presently have. The proposed plan is in compliance with all zoning requirements. There is one lot on which a driveway is slightly crossed by a proposed new lot line, but this is mitigatable and not a problem for the subdivision since it is not a permanent foundation.

While there were originally covenants applying to this subdivision developed in the 1950's that would have restricted denser development, they expired in 1984 and no longer apply. There has been interest in developing more single family housing in the city, and this is an example of a lot on which it can legally occur. No mechanism presently exists to directly notify neighbors of this pending action as there would be with a rezoning or a special use permit. The planning commission would like to consider discussing whether there might be provisions under state code for notifying the neighbors for future actions such as this that stand to significantly change the face of the neighborhood. No stakeholders of this decision were present at the meeting to provide comment.

Mr. Nicholson moved that the commission move the subdivision proposal forward to City Council for review/approval since it is compliant with and meets all requirements for subdivisions. Dr. Pearce seconded the motion.

Voting Yes: Mr. Nicholson, Dr. Pearce, Mr. Watson, Mr. Howard

Voting no: Mr. Gilmore, Mr. Shelor

Absent: Mr. Armentrout

Abstain: None

The motion carried and the subdivision request will move forward to City Council. Staff requests that planning commission members plan to attend the council meeting on Monday at which this will be discussed if they are available.

Commission Members Comments:

Dr. Pearce – There has been increasing interest in more single family housing development in Radford, and increasing density in existing neighborhoods are the primary way we can make this happen, if not the only way. It's a good thing that we are considering this possibility on lots where it is possible.

Mr. Shelor – none

Mr. Gilmore – none

Mr. Nicholson – in previous meetings we've expressed frustrations with special use permits, including S&S Motors. There will be some coming up in the near future which it will be our responsibility to approve. Presently there is no mechanism the planning commission can use to ensure that permits comply with what is promised. This is an issue that will have increasing prominence, and we hope that measures will be incorporated such that the provisions of permits can be enforced. We may need to express our frustration to City Council, since their tasks generally take precedent over planning commission requests with the city attorney.

Mr. Watson – we should revisit the idea of a workshop with City council to address some of these issues of importance.

Mr. Howard – none

A motion was made by Mr. Shelor to adjourn the meeting at 6:52 pm, seconded by Mr. Gilmore.

Voting Yes: Mr. Gilmore, Mr. Nicholson, Mr. Shelor, Dr. Pearce, Mr. Watson, Mr. Howard

Voting No:

Abstain:

Submitted by: A. Pearce, Secretary

Date: 4 Jan 2016